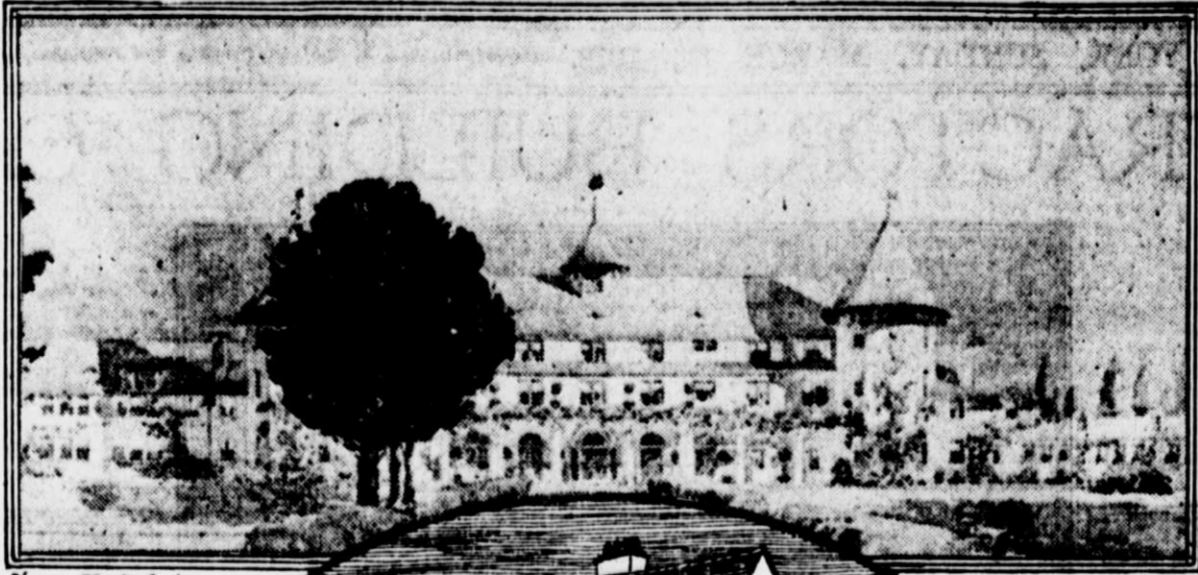


WESTCHESTER WORKING FOR GREATER POPULATION



Park Hill.



New Hotel in Course of Construction at Gedgey Farm.



Scarsdale



Scarsdale



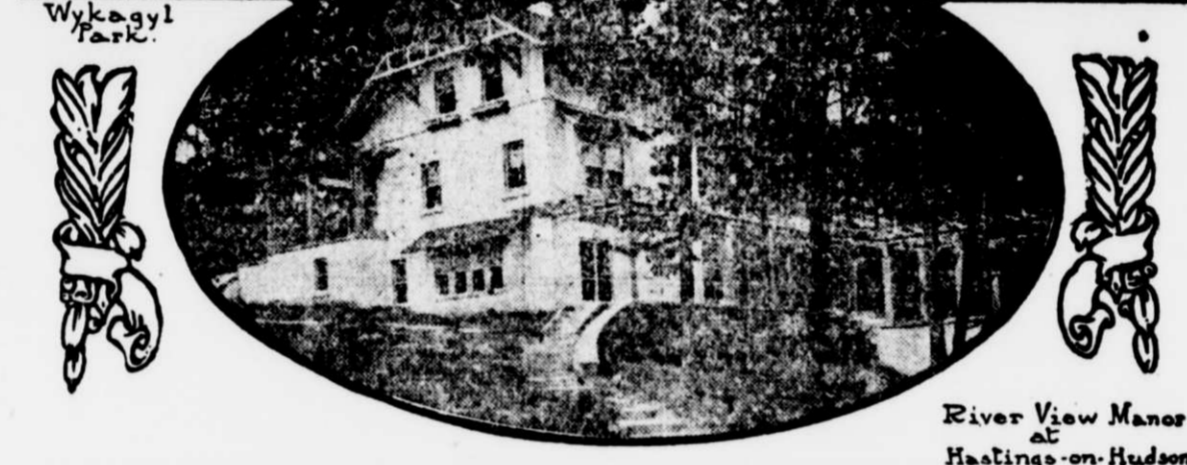
Gedgey Farm.



Wykagyl Park.



Park Hill



River View Manor at Hastings-on-Hudson.

Westchester county wants more residents. Probably the statement is not so novel as the fact that many more residents are going to be had. Practically the entire county, land owners, officials of the various towns and cities, railroad officials and shopkeepers have joined in a movement to build up all parts of the district north of the Bronx and have adopted such means that their success cannot be doubted. They believe they have the best and most desirable residential section near New York and in one way or another they are going to let it be known to every man in this part of the world.

In booming Westchester the boomers indicate first that they have every variety of attractive home development that is to be found anywhere, except ocean beach with the salt waves breaking on it, and for this they have an admirable substitute in the clean, safe shore of Long Island Sound. Westchester also has transit service which equals that of any suburban district and surpasses that of most places. As everybody knows, it is not a new boom section, but an area where settlement began almost as soon as white men made their homes in these parts, and where settlement and development have gone on steadily until to-day Westchester can boast several towns and cities which, were they not so near New York, would be considered important centers, for with such stores as they boast New York is hardly necessary to the peace and enjoyment of the residents. Not least by far among Westchester's attractions are its facilities for recreation, which are confined to no one part, but are to be had in practically every settled portion.

Though, as has been said, the development of the county has been going on for these several hundred years, there are thousands upon thousands of acres that still are awaiting the coming of the home builder. Some of the finest land that the county boasts is just now being placed on the market for sale in one or another development of the highest type. Many acres have been improved already by local builders with attractive, comfortable homes which are for sale to those who desire Westchester homes but do not care to undertake building operations of their own.

Considered from the point of suburban residence, Westchester county begins just north of the Bronx. Almost on a line extending from the Hudson River to Long Island Sound are Yonkers, Mount Vernon and New Rochelle, which form the more thickly settled portion of the county as well as the principal sources of supply. The county seat at White Plains is another settlement of much interest and attractiveness, while on the Sound side of the county adjoining the Connecticut line is Port Chester, and on the Hudson side are Hastings, Tarrytown and Ossining, all of which with the three larger places supply the many small developments throughout the county with every facility and convenience of a big city. All of Westchester is not available for settlement at this time, for despite excellent transportation throughout a great part of it, there are still some places which hardly can be called within the commuting zone. Along the Hudson, Harmon, just above Croton, the northerly end of the electrified train service, is considered the commuting outpost, while on the easterly coast the whole of Westchester right up to the Connecticut line at Port Chester is available and is largely patronized. In the central portion the developments just north of White Plains take the last of the commuters in that direction.

As a rule Westchester is not considered as a county running north and south, but rather from east to west, for it is when considered in this way that its principal characteristics appear at their best. The whole of the easterly shore lies along the Sound, beginning with Pelham Manor and ending with Port Chester. Lying between are New Rochelle, Larchmont, Mamaroneck, Harrison and Rye, with their various settlements and subdivisions. All are of the best

types and form an attractive area for those who prefer the seashore, with its salt laden air and its various forms of amusement. This section is served by the main line of the New York, New Haven and Hartford Railroad, and up to New Rochelle by the newly constructed New York, Westchester and Boston Railroad, which maintains a service not far behind that of the New York subway. This road, it is expected, soon will be extended to Port Chester, either on a new right of way or over that of the New Haven, which will give a service to that part of the suburbs second to none.

On its west side the whole of Westchester lies along the Hudson River, with such settlements as Yonkers, Hastings, Dobbs Ferry, Irvington, Tarrytown, Ossining and Harmon and their suburbs. Served by the electrified suburban system of the New York Central Railroad, they cover a stretch of thirty miles of country which is world famed for residential purposes. The vast hills rise almost abruptly from the river to heights which permit wonderful views and cause this stretch along

the Hudson to be called the American Rhine. Between these eastern and western boundaries are three more distinctive sections, each extending the

northerly and southerly length of the county and each holding special inducements to homeseekers. Back from the Long Island Sound shore is a land of

low rolling hills which holds Mount Vernon and its suburbs and some of the suburbs of New Rochelle, Wykagyl, Heathcote and Quaker Ridge. Through

this section are the plains of Westchester, high, partly wooded land, far enough from the Sound to be dry and healthful, yet near enough to be reached in a few minutes by automobile. It is the newest and least developed part of the county and offers a wide range of homes and homesteads to seekers. Its principal railroad service is supplied by the New York, Westchester and Boston Railroad, which, as has been said, maintains a schedule much like the city subway. Those who like a rugged country with high hills heavily wooded, lakes, small streams and all else that goes to make up a mountainous section will find much to please them in the territory just back from the Hudson River shore. This is the highest part of Westchester, and, starting with Lincoln, just above the Bronx line, includes Park Hill, Dunwoodie, Bryn Mawr, Nepperhan, St. Andrews, Ardsley and Briarcliff. Like the section to the west, along the Hudson River, this part of Westchester is noted for its many great and wonderfully developed estates, living between which are many developments suitable to small homes. It is said that

no one has seen Westchester at its best who has not made a trip through this territory. It is supplied with transit service by the Putnam Division of the Harlem River Railroad, and as the train mounts to the highland and then works through succeeding hills and across picturesque streams a country is to be seen which can claim attractiveness equal to that of any suburban area.

Bronxville, Tuckahoe, Scarsdale, Hartsdale and White Plains lie in the valley of the Bronx River. This is the central portion of Westchester, situated between the highlands to east and west. The Harlem division of the New York Central Railroad has maintained an excellent service throughout the district for many years, with a rapid and steady growth as a result. Thousands of families have sought small homes in this district during the last few years and have found that it answers their most exacting demands.

While Westchester always has been a most desirable place of residence, its desirability has been greatly enhanced during the last year by important additions to the already excellent transit facilities. Last spring the New York, Westchester and Boston Railroad, a new enterprise, starting from the Harlem River and extending in one direction to New Rochelle and in another to White Plains, opened a country lying between the New Haven Railroad, on the east, and the Harlem division of the New York Central, on the west.

Here was a territory comprising about one-third of all Westchester, which had been compelled before to rely on uncertain trolley service from the stations of the two nearest railroads. The new trunk road has made wonderful changes in the section. Practically all property which had been held in acreage, unimproved and unsuitable for the purpose of building, has been subdivided into lots and has been placed on the market as home sites. Already the land is being absorbed, and now that Westchester folks have decided to boom the county there is little doubt that a few years will see the whole territory evenly built with the oldest and better known portions.

The greatest incentive to growth in Westchester, however, is the new Grand Central station and the train service maintained from it by both the New York Central and the New Haven railroads. At this time high speed electric trains are operated from the new mammoth station over the Hudson River and Harlem divisions of the New York Central and over the entire suburban section of the New Haven road. This means that White Plains, Port Chester and Harmon, the commuting outposts, are brought to well within an hour of the Grand Central station, while the station itself, connecting with practically all of the surface, subsurface and elevated roads of Manhattan, makes Westchester a more convenient suburban district than any other about New York.

The people of Westchester are taking many means to present their claims to the people of New York. The county is the only suburban section around Greater New York that has appreciated the desirability of being represented at the second annual travel and vacation show in Grand Central Palace. Its exhibit in that show was prepared and conducted under the auspices of the Westchester County Chamber of Commerce, and is one of the largest in the exposition. It consists of eight panoramic scenes that give a very clear idea of the diversified attractions of the county.

In addition to the panoramic scenes the Westchester county exhibit is replete with large photographic views representing practically every locality of importance in the county. This is the first comprehensive effort that has been made on the part of Westchester interests to direct attention to the county, and judging by the number of people who visit the Westchester section of the show a very considerable and lively interest has already been aroused which will be fostered by a similar display in the Real Estate Show early in May. On that occasion the county will be represented even more extensively and effectively than in the Travel Show.

IDEAL BUNGALOW SITE.

Found in All Parts of the Suburbs—House Must Fit the Plot.

Much has been said about the ideal location for a bungalow, of how its design and construction call for certain surroundings, special lay of the land and all that sort of thing. The fact of the matter is that there is no special bungalow location, and on the other hand, every place where a house can be built is a good bungalow location. It is said that the bungalow comes originally from India and that it was first used in this country in California, where it has thrived. But probably before California passed out of its primitive state there were one story dwellings along the Atlantic seaboard, fully equipped for housekeeping, and though they were not known by the phonetic name now applied to such structures, were just as serviceable as were the bungalows that first took shape in California.

Indeed the one story dwelling with all the requirements of a complete house is not only not new, but it probably is the oldest type of dwelling. All through the suburban section one can find such houses which until a few years ago were known commonly as shanties, but now, since the one story dwelling has become popular, they are called bungalows.

Like all other houses, the one story dwelling here, as in all other civilized parts, has progressed with time, and as men have given more attention to the artistic side of their homes the little houses have taken on an added amount of attractiveness, but still they are the same type of buildings that sheltered the forefathers of us all and which yet serve for housing for millions of people who know them as bungalows, or by any one of a dozen names.

Of course the man who owns a seashore tract and who desires to sell it describes it as an ideal bungalow spot, so does the man who owns a tract in the hilly country and the one who is trying to sell a tract which he has divided into small level farms. All of them are right, for the bungalow can be placed almost anywhere. There are certain sections, of course, that lend themselves more easily to this form of construction than to great pretentious places and there are some spots, like the sandy wastes along the ocean shore, where bungalows alone are appropriate. Probably the most satisfactory way to describe the ideal bungalow setting is to tell of the whole suburban area for in reality the land does not adapt itself to the house, but rather the house to the land. Architects have studied the planning of these little houses sufficiently to design buildings suitable to any location. Their task is to make the house look as though it were part of the landscape and in this they have been quite successful, as many of the views shown here will indicate.

BRONXVILLE DEVELOPMENTS.

Known as Cedar Knolls and Armour Villa Park.

A new development at Bronxville which is attracting much local interest is the Cedar Knolls property, on which the owners, the First Mortgage and Real Estate Company of New York, have been working for two years. This property is located near the village and the Hotel Gramatan. It has been laid out with broad, winding roadways on each side of which there have been laid concrete sidewalks and gutters. It is reached through Pondfield Road West. All of the land on both sides of this road has been acquired by the company excepting that part which is being taken for the Bronx Valley Parkway.

Cedar Knolls derives its name from the rolling character of the land and its cedar groves, which are interspersed with oaks, beeches and larches. This tract of land has long been noted for its picturesque beauty and has often been depicted on canvas by members of Bronxville's large colony of artists. Armour Villa Park is another attractive section of Bronxville, lying a little to the north and east of Cedar Knolls. Owing to the narrow and winding approach to it and the unsightly buildings with which this street was lined Armour Villa Park has not in the past shared in the general activity of Bronxville. Its situation in respect to the highway is being changed by the widening and improving of the approach to Cedar Knolls, which is now to become a seventy-five foot boulevard.

GEDNEY FARM NEW DWELLINGS.

C. J. Wyckoff and Others Planning Fine Homes on Famous Tract.

The Gedney Farm Company, developers of the Edward Willets estate at White Plains, has sold to Clarence J. Wyckoff a plot, with, on Burlington avenue, and a plot on Ridgeway avenue. Two other plots, one on Sherman avenue and one on Park Drive, have been sold to the same purchaser to be held for clients. John E. Rowley, an architect of New York city, has bought a plot on Burlington avenue as a site for a \$10,000 dwelling.

Thirty-six plots have been sold in this property since January 1, when the tract first opened to the public, and so far plans have been prepared for seven houses which will be under way within thirty days.

NEW HOMES IN MT. VERNON.

Active preparations for a busy spring season are being made at Langdon Terrace, Mount Vernon. Eight homes in various stages of construction are to be supplied by others, plans of which are now being prepared by the contractors and builders. A. Barbours & Son. They are following the general lines laid down five years ago, when the property first began to be developed. The houses will be of stucco and stucco and shingle construction and will cost from \$10,000 to \$18,000.

DWELLING ON HIGHEST POINT.

New Home of C. E. Niles at Fieldstone Said to Be Highest in City.

Charles E. Niles is having erected a large stone and stucco residence on the northern side of West 24th street at Fieldstone, Riverdale-on-Hudson. The site is one of the highest in the city of New York. George H. Chickster, the architect, has designed a house to fit the rough contour of the plot and avoid destroying the trees. The view over Van Cortlandt Park and the surrounding country is wide, and on a clear day even the Sound with the hills of Long Island may be seen.

This house is only one of a number to be erected at Fieldstone, the property of the DeLafield estate, this spring and summer.

BUYING AT SCARSDALE.

Two Fine Dwellings on Circle Road Change Hands.

Thomas R. Brown of the Edison Company has bought a residence in the Overhill estate at Scarsdale station through the Scarsdale Company. The property was purchased from Thomas R. Glendinning.

Clarence E. Williams has sold his property to John J. Lauben. The residence is an English half timbered and stucco house with wide lawns fronting 280 feet on Circle Road.

BUYING AT GREENACRES.

The Scarsdale Estates has sold to Charles Wyckoff of White Plains, a plot 75x100, on the west side of Waverly avenue at Greenacres; a plot on same street to Joel D. Barber. Mr. Barber is an architect and will erect a house residence within the next thirty days. On Greenacres avenue the same company has sold to G. Herman of New York city, a plot 60x120, and to Frank O. Winsor of White Plains, a plot 90x100, on Greenacres avenue.

NOT MANY SKYSCRAPERS HERE.

Little Over 1,000, According to Building Bureau Figures.

The Building Department says New York has 129,000 buildings. Of this number only 1,000 are what might be called skyscrapers. To be exact there are 1,156 buildings over ten stories on Manhattan Island. The general impression has been that New York was preeminent by cloud piercing structures.

Buildings of less than ten stories in the leading section of the city have usually been thought to be financial failures. Most of 1,000 skyscrapers are less than sixteen stories. Over this height the Building Department statistician has found but 117. Thirteen stories seems to be the average height. Nearly 400 structures of this height have been erected. The following is a table prepared by the Building Department:

Stories.	Buildings.	Stories.	Buildings.
10	179	23	3
11	161	24	4
12	127	25	2
13	89	26	2
14	21	27	1
15	21	28	1
16	28	29	1
17	31	30	1
18	31	31	1
19	15	32	1
20	17	33	1
21	15	34	1
22	11	35	1
Total	1,156		

TO SELL EAST SIDE PROPERTY.

Bryan L. Kennedy will offer on Wednesday next at the Exchange Salesroom the two five story flats at 124 and 126 East Eighty-sixth street, each on lot 25.6x102.2; also an absolute executor's sale for the estate of Alice Quinn, 239 East Thirty-second street, a three story brick dwelling on lot 17.10x58.9, and a trustee's and voluntary sale for the estate of George W. Rutland, 1827-1839 Lexington avenue, adjoining the corner of 114th street, two four story flats with stores on plot 29.9x78.

Niles Dwelling at Fieldstone.



CLEVELAND'S NOVEL APARTMENT.

Has Sun Parlor, Porches and Other Unusual Features.

An apartment house of many features has been produced in Cleveland, Ohio. According to reports from that city, each apartment in the house has a front and rear porch, a sun parlor, and is heated by vapor steam. The front porch is 10x16 in size. The rear porch, which is covered, being intended for sleeping purposes, is about the same size.

The sun parlor is about the size of the porch and opens from the living room. The servants' quarters and the butler's pantry are grouped about the inner court of the building. In this way they are entirely isolated from the family's portion of the apartment. In the front of the house the rooms are lighted by an indirect lighting system.

TO SCRUTINIZE REALTY BILLS.

Owners' Association to Have Permanent Representative at Capital.

A number of real estate owners and operators met at luncheon at Moquin's last Tuesday, invited by the associated membership committee of the United Real Estate Owners Associations. The meeting was arranged for the purpose of securing associate members for the organization.

The United Real Estate Owners Association recently is to be held at a definite stand against pending legislation affecting real estate interests and for that reason seeks to secure the cooperation of all parties interested. It has been the custom to send committees each week to Albany to appear against the enactment of pending bills. It is now proposed to have a permanent representative at Albany to closely follow all bills introduced which affect real estate. In this way better opposition will be shown to bills detrimental to real estate interests.

HOTEL LINCOLN AT AUCTION.

Well Known Hotel to Be Sold to Highest Bidder This Week.

The Hotel Lincoln, at the northwest corner of Broadway and Fifty-second street, which has received considerable notoriety recently, is to be sold at auction on Wednesday by Bryan L. Kennedy. At the same time the adjoining property will be sold. The Hotel Lincoln is a six story building and covers a plot 100.11 feet on Broadway and 100.3 feet on Fifty-second street.

BUNGALOW AT HALESITE SOLD.

Morris & Gerard have sold for Willett Bronson a plot with a bungalow thereon at Halesite, L. I. The property is located on Bay View avenue and overlooks Huntington Bay.